

DEPARTMENT OF FINANCE BILL ANALYSIS

AMENDMENT DATE: May 4, 2009
POSITION: Neutral, note concerns

BILL NUMBER: SB 398
AUTHOR: L. Correa

BILL SUMMARY: Mobilehome Parks: Code Enforcement

This bill would 1) allow a local agency that does not assume full responsibility for mobilehome park health and safety requirements to assume enforcement of all fire standards, 2) require a mobilehome park enforcement agency to maintain records of all inspections conducted after January 1, 1991, and 3) require the Department of Housing and Community Development (HCD) to make all mobilehome inspection records available on its website by July 1, 2012, to the extent funding is available.

FISCAL SUMMARY

To make all mobilehome park inspection records available on its website, HCD estimates one time costs in the range of \$700,000 to \$900,000 to design and implement a searchable data base, hire limited-term staff to prepare documents for scanning, including redacting confidential information, and contract for scanning services. HCD estimates ongoing costs of \$150,000 to add new records and maintain the data base. While HCD is only required to make documents available on its website to the extent funding is available, there would be pressure for HCD to direct resources away from other health and safety and/or fee generating inspections. Alternatively, increased fees may be necessary to generate sufficient resources.

COMMENTS

Finance is neutral on the bill because the provisions that streamline local enforcement of fire codes may make it easier for local governments to assume responsibility for fire safety within mobilehome parks. However, Finance is concerned that the directive to place mobilehome park inspection records on its website could put pressure on HCD to redirect fee revenues away from health and safety and/or fee generating inspections in order to cover the up-front costs of placing existing records on the website.

Analyst/Principal (0741) E. Harper	Date	Program Budget Manager Mark Hill	Date
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Department Deputy Director	Date
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Governor's Office:	By:	Date:	Position Approved _____
			Position Disapproved _____

BILL ANALYSIS	Form DF-43 (Rev 03/95 Buff)
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SB 398

ANALYSIS**A. Programmatic Analysis****Existing law:**

- Authorizes the Department of Housing and Community Development (HCD) to regulate mobilehome parks and provide code enforcement under the Mobilehome Parks Act.
- Permits local governments to assume mobilehome park code enforcement from the state with HCD approval.
- Allows local governments, that have not assumed mobilehome park code enforcement, to assume enforcement for specified mobilehome park fire prevention measures.

This bill would:

- Authorize a local agency that does not assume full responsibility for mobilehome park health and safety requirements to assume enforcement of all fire safety standards, including more restrictive local standards, rather than just a limited number of fire prevention measures.
- Require mobilehome park enforcement agencies to maintain all mobilehome park inspection records on file for inspections conducted since January 1, 1991.
- Direct HCD, to the extent funding is available, to place mobilehome park inspection records on HCD's website by July 1, 2012.

Discussion:

Since 2000, local governments have had authority to assume enforcement of an enumerated list of fire prevention measures in mobilehome parks if the local jurisdiction is not the enforcement agency for all health and safety requirements. While eight jurisdictions have assumed the limited fire prevention authority, this creates overlapping authority with both HCD and the local agency responsible for different aspects of fire safety within the mobilehome park. The purpose of the bill is to make it easier for local fire districts to assume enforcement of all of fire standards in mobilehome parks, including locally adopted fire codes that are more restrictive than HCD-adopted state standards. Further, the bill seeks to improve public access to information about health and safety violations by making mobilehome inspection records available on HCD's website.

B. Fiscal Analysis

To make all mobilehome park inspection records available on its website, HCD estimates one time costs in the range of \$200,000 to \$400,000 to design and implement a searchable data base and contract out the initial scanning of inspection archives. HCD also estimates staffing costs of approximately \$500,000 to prepare archive documents for scanning, including review for confidential information and redacting information as necessary. HCD estimates ongoing costs of \$150,000 to fund two staff to add records and maintain the data base. The Mobilehome Park Program is fee supported. Although HCD is only required to implement these provisions to the extent that funding is available, there would pressure to direct resources away from other health and safety and/or fee generating inspections to initially set up the system and post the existing archive of documents.

BILL NUMBER

SB 398

		SO	(Fiscal Impact by Fiscal Year)						
Code/Department	LA	(Dollars in Thousands)							
Agency or Revenue	CO	PROP							
Type	RV	98	FC	2008-2009	FC	2009-2010	FC	2010-2011	Fund Code
2240/HCD	SO	No	-----	See Fiscal Summary				-----	0245
<u>Fund Code</u>	<u>Title</u>								
0245	Mobilehome Park Revolving Fund								